

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA: 6,300 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SHA TAU KOK ROAD-LUNG YEUK TAU



TOP 領 嶼
PLANNING



PROJECT
PROPOSED TEMPORARY
LOGISTICS CENTRE FOR A
PERIOD OF 3 YEARS

SITE LOCATION
LOTS 456 RP, 459, 460, 461, 462
AND 2229 RP IN D.D. 83, KWAN
TEI, FANLING, NEW
TERRITORIES

SCALE
1 : 3000 @ A4

DRAWING TITLE
LOCATION AND ACCESS PLAN

DRAWN BY DATE
J.W 23.6.2024

REVISED BY DATE

APPROVED BY DATE

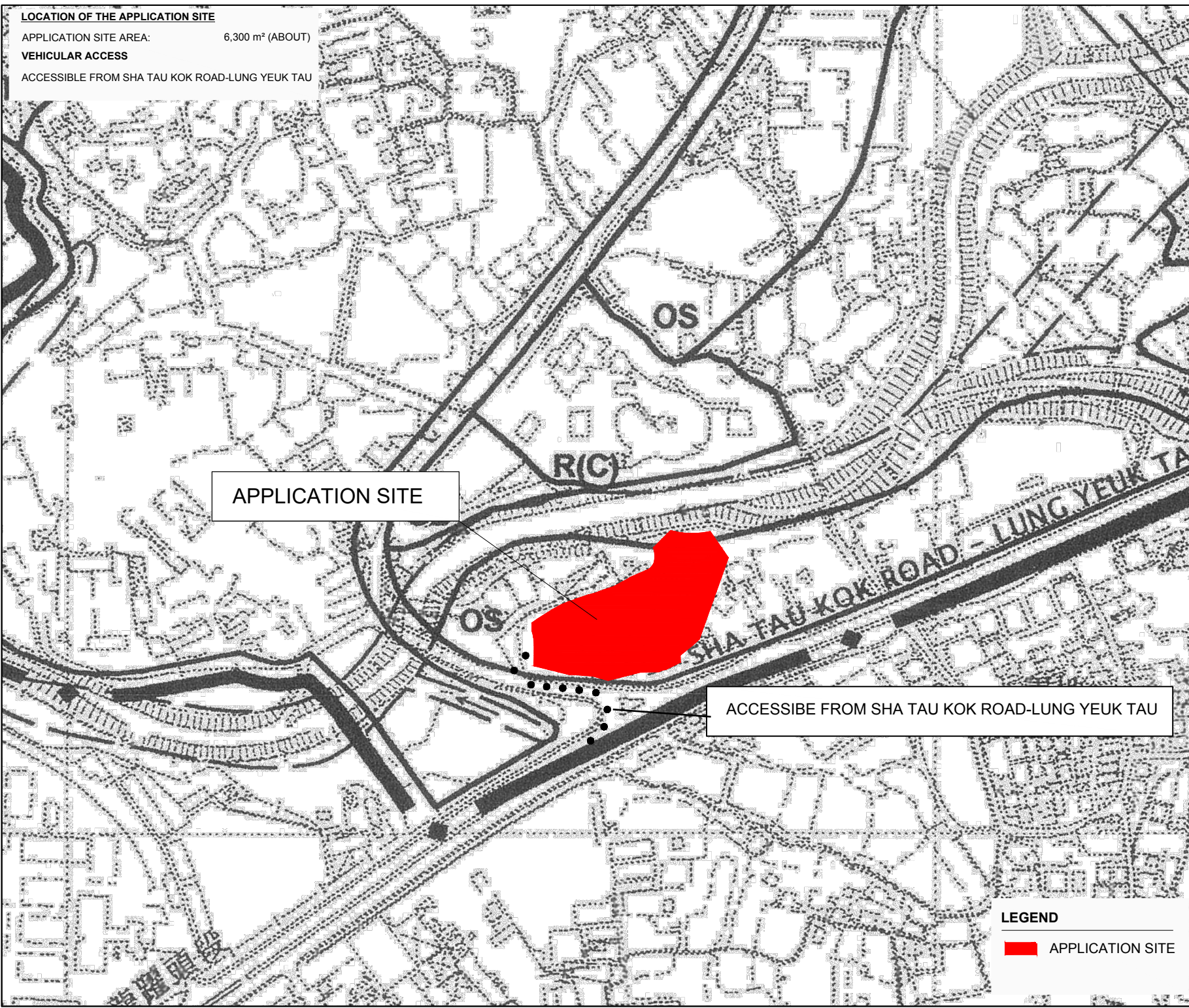
DWG NO. VER.
PLAN 3 A-1

LEGEND

 APPLICATION SITE

APPLICATION SITE

ACCESSIBLE FROM SHA TAU KOK ROAD-LUNG YEUK TAU



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,300 m² (ABOUT)
 AREA OF PRIVATE LAND : 6,300 m² (ABOUT)
 AREA OF GOVERNMENT LAND: N/A

香檳屋*2427

Champagne House



PROJECT
**PROPOSED TEMPORARY
 LOGISTICS CENTRE FOR A
 PERIOD OF 3 YEARS**

SITE LOCATION
**LOTS 456 RP, 459, 460, 461, 462
 AND 2229 RP IN D.D. 83, KWAN
 TEI, FANLING, NEW
 TERRITORIES**

SCALE
1 : 1000 @ A4

DRAWING TITLE
LAND STATUS

DRAWN BY DATE
J.W 23.6.2024

REVISED BY DATE
 APPROVED BY DATE

DWG NO. VER.
PLAN 1 A-1

APPLICATION SITE

DD 83

462

Taxlord Lot 464 S.A RP

461

456 RP

459

460

2229 RP

SHR

STT1471

STT438

NG TUNG RIVER

Ramp

Taxlord Lot 464 S.A RP

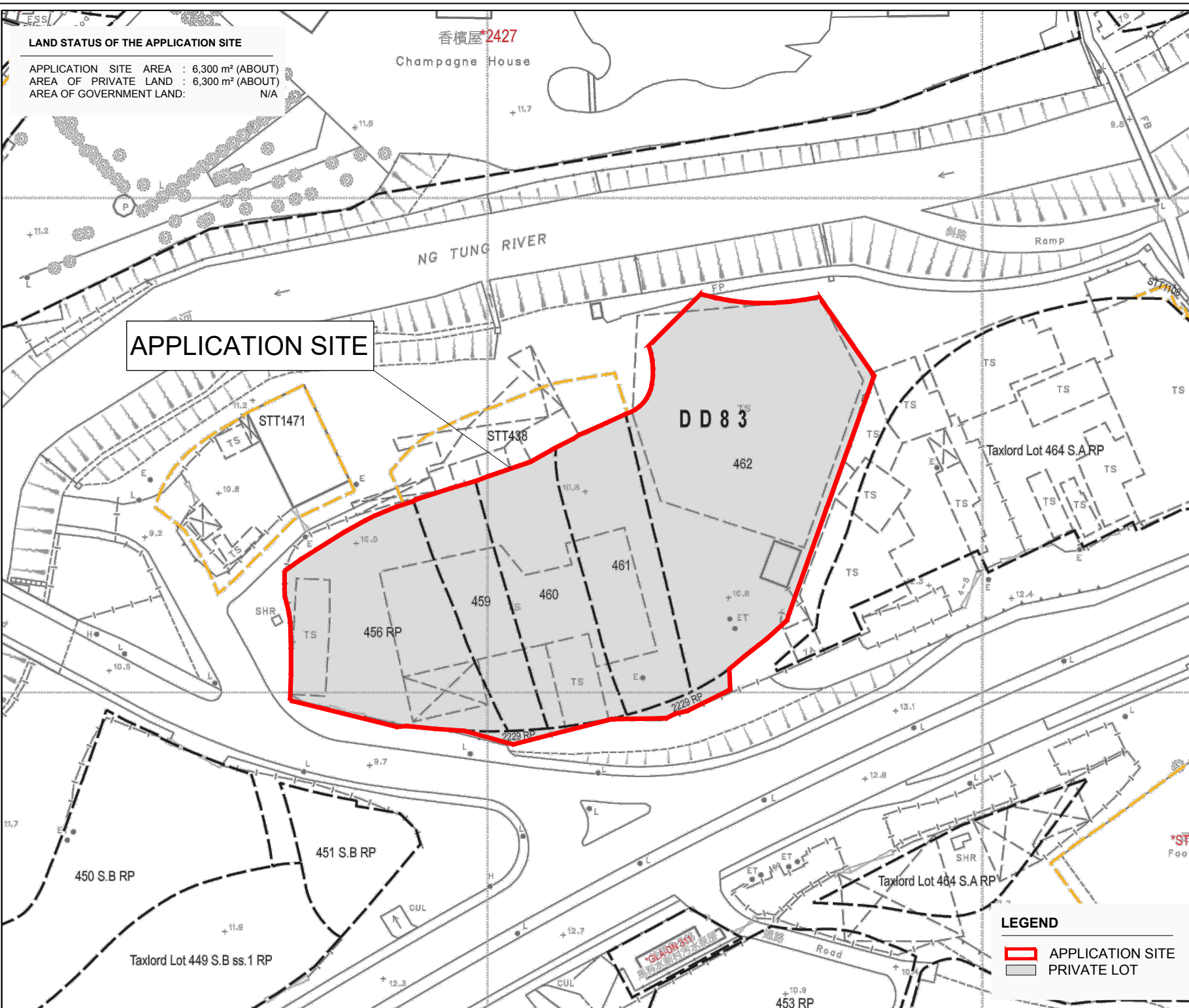
450 S.B RP

451 S.B RP

Taxlord Lot 449 S.B ss.1 RP

LEGEND

- APPLICATION SITE
- PRIVATE LOT



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 6,300 m² (ABOUT)
 COVERED AREA : 4,798 m² (ABOUT)
 UNCOVERED AREA : 1,502 m² (ABOUT)

PLOT RATIO : 0.77(ABOUT)
 SITE COVERAGE : 76%(ABOUT)

NO. OF STRUCTURE : 4
 DOMESTIC GFA : NOT APPLICABLE
 NON- DOMESTIC GFA : 4,856 m² (ABOUT)
 TOTAL GFA : 4,856 m² (ABOUT)

BUILDING HEIGHT: 14m (ABOUT)
 NO.OF STOREY: 1-2



PROJECT
PROPOSED TEMPORARY LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS

SITE LOCATION
 LOTS 456 RP, 459, 460, 461, 462 AND 2229 RP IN D.D. 83, KWAN TEI, FANLING, NEW TERRITORIES

SCALE
 1 : 800 @ A4

DRAWING TITLE
 LAYOUT PLAN

DRAWN BY J.W	DATE 7.8.2024
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REVISED BY DATE

APPROVED BY DATE

DWG NO. PLAN 2	VER. A-1
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STRUCTURE B4

USE: F.S. PUMP
 COVERED AREA: 16 m² (ABOUT)(INVOLVE RAIN SHELTER COVERED AREA)
 HEIGHT: 3m (ABOUT)
 STOREY: 1
 GFA: 16 m² (ABOUT)

STRUCTURE B3

USE: TOILET
 COVERED AREA: 16 m² (ABOUT)
 HEIGHT: 3m (ABOUT)
 STOREY: 1
 GFA: 16 m² (ABOUT)

STRUCTURE B2

USE: OFFICE
 COVERED AREA: 42 m² (ABOUT)
 HEIGHT: 6m (ABOUT)
 STOREY: 2
 GFA: 84 m² (ABOUT)

STRUCTURE B1

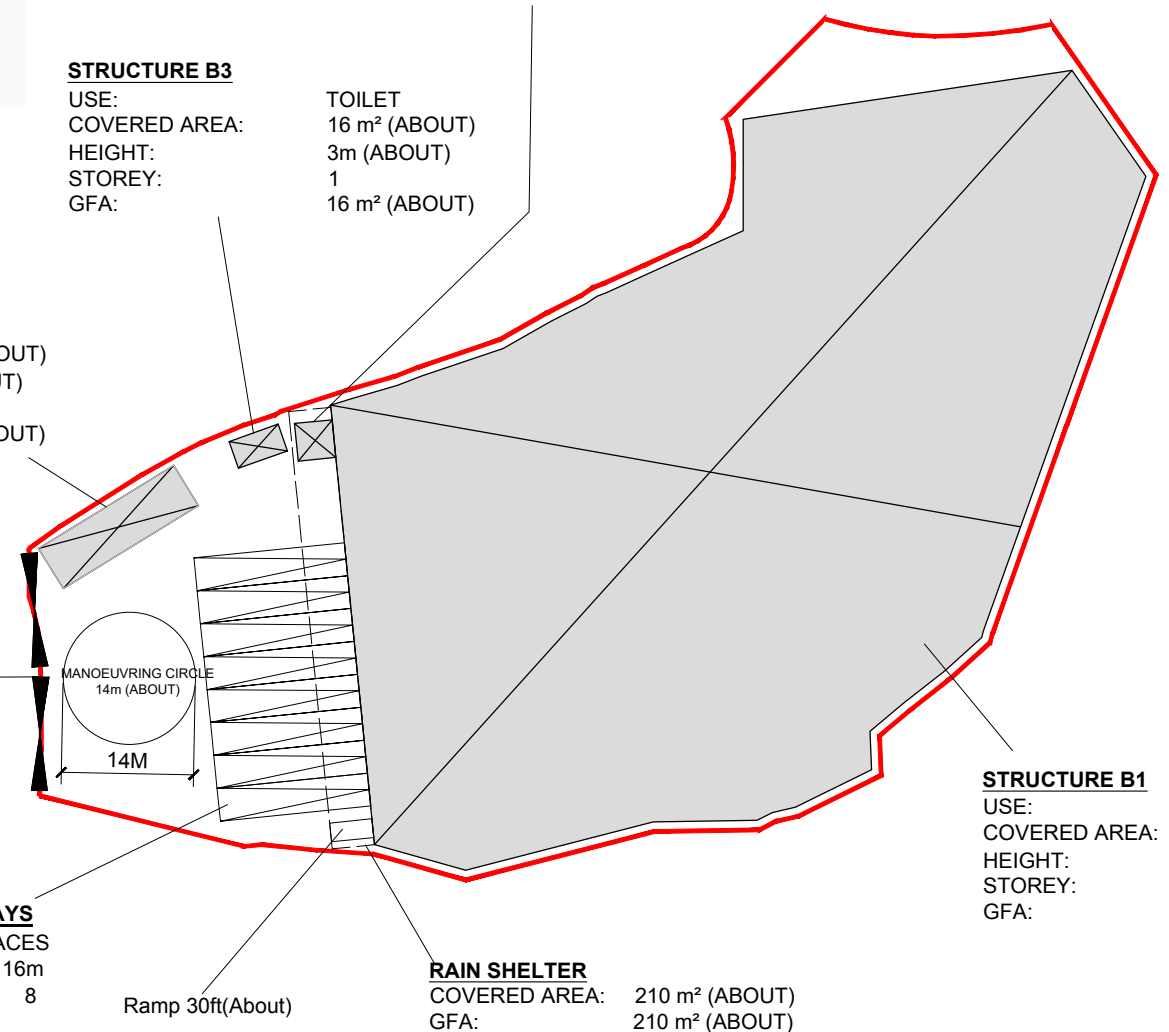
USE: LOGISTICS CENTRE
 COVERED AREA: 4,530 m² (ABOUT)
 HEIGHT: 14m (ABOUT)
 STOREY: 1
 GFA: 4,530 m² (ABOUT)

LOADING/UNLOADING BAYS

CONTAINER VEHICLE SPACES
 DIMENSION: 3.5m x 16m
 NO. of CV SPACES: 8

RAIN SHELTER

COVERED AREA: 210 m² (ABOUT)
 GFA: 210 m² (ABOUT)



LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- LOADING/UNLOADING BAYS
- INGRESS/EGRESS

F. S. NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO $\phi 150\text{mm}$.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE $\phi 150\text{mm}$.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE
- 1.7 SMOKE EXTRACTION SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m^3 F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FS PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTARY AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m^3 SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.7 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : POST-PALLET (ST2)
STORAGE CATEGORY : CATEGORY II
MAXIMUM STORAGE HEIGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTERS NO. 6/2021.
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-1 :2016 AND BS EN 1838 :2013', AND FSD CIRCULAR LETTERS NO. 4/2021. COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

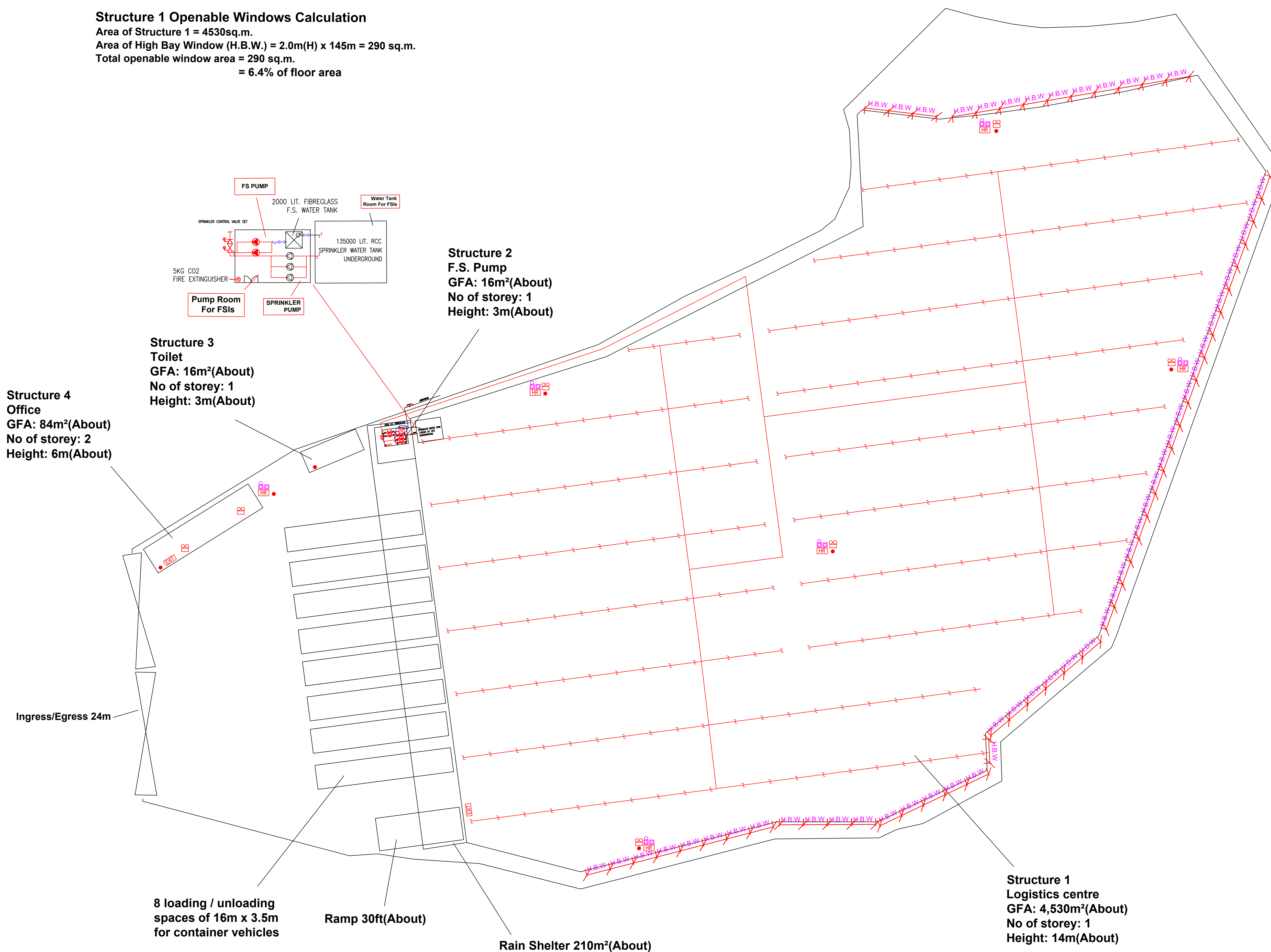
6. EXIT SIGN

- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

- 7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

Structure 1 Openable Windows Calculation
 Area of Structure 1 = 4530sq.m.
 Area of High Bay Window (H.B.W.) = 2.0m(H) x 145m = 290 sq.m.
 Total openable window area = 290 sq.m.
 = 6.4% of floor area



LEGEND

HOSE REEL	EMERGENCY LIGHT	5KG CO2 FIRE EXTINGUISHER	SPRINKLER CONTROL VALVE SET	PUMP SET	PRESSURE GAUGE
BREAK GLASS UNIT	EXIT SIGN	SAND BUCKET	GATE VALVE	Y-TYPE STRAINER	SPRINKLER HEAD (ON PLAN)
FIRE ALARM BELL	NON-RETURN VALVE	SUBSIDIARY VALVE / FLOW SWITCH	GATE TYPE (With MONITORING)	SPRINKLER INLET	5KG DRY POWDER FIRE EXTINGUISHER

PROJECT : Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 456R.P., 459, 460, 461, 462 and 2229R. P. in D.D. 83, Kwan Tei, Fanling, N.T.	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan	ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.	NAME C.K.NG	DATE 24 JUN 2024	DRAWING NO : FS-01	REV. 0
					SCALE : 1 :250 (A0)		SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	
REV	DESCRIPTION	DATE						